

January 31, 2006

Kennedy Park

Lewiston, Maine

Lewiston City Council Workshop

Opening Comments – Phil Nadeau

General comments — About Why the Master Plan Process was Undertaken
Emphasis – Master Plan is a Conceptual Proposal or Guide for Elected Officials that is Based on the Committee's Best Efforts to Blend Public Opinion, Staff Input, and Professional Advice into a Recommended Plan of Action

Presentation Goals – Provide an Overview of the Public Process; Review the Conceptual Plan with some Proposed Details, and Outline Next Steps

Overview of Public Process - Alyson Stone

Committee process

Web site

Surveys

Public Hearing

Collaboration with SLAM



Overview

Master Plan

- Value of Change for the Community
- Define Overview of Public Process
- Tool for Implementing Progress
- Represents “Spirit of the Community”



Master Plan Process

- Committee Meetings (Identify City Issues/Concerns/Hopes/Fears/Ideas)
- Site Visits/Analysis (Existing Uses/Physical Conditions of Park)
- Opinion Survey Distributed and Analyzed for Community Input
- Developed Alternatives for Public/Committee Review
- Generate Master Plan Drawing
- Develop Phasing/Diagram Cost Estimate



A RICH HISTORY....

Findings

- Park Defines Center of Lewiston's Downtown District
 - Proximity to Businesses, Neighborhood, City Services
 - Park as 'Crown Jewel' of Urban Core
- Characteristics/Uniqueness of Park
 - Greensward/Town Common
 - Historic Significance
 - Recreational Amenities (Active & Passive)
 - Serves Diversity of Users



Findings

- Key Historic Elements (Gazebo/Flagpole/Civil War Monument)



Findings

- Proximity to Major Civic Buildings/Surrounded by Notable Architecture



Findings

- Radial Movement Through Park with Peripheral Pathways



Findings

- Outdated Amenities, Diversity of Site Elements (Lacking Unity)



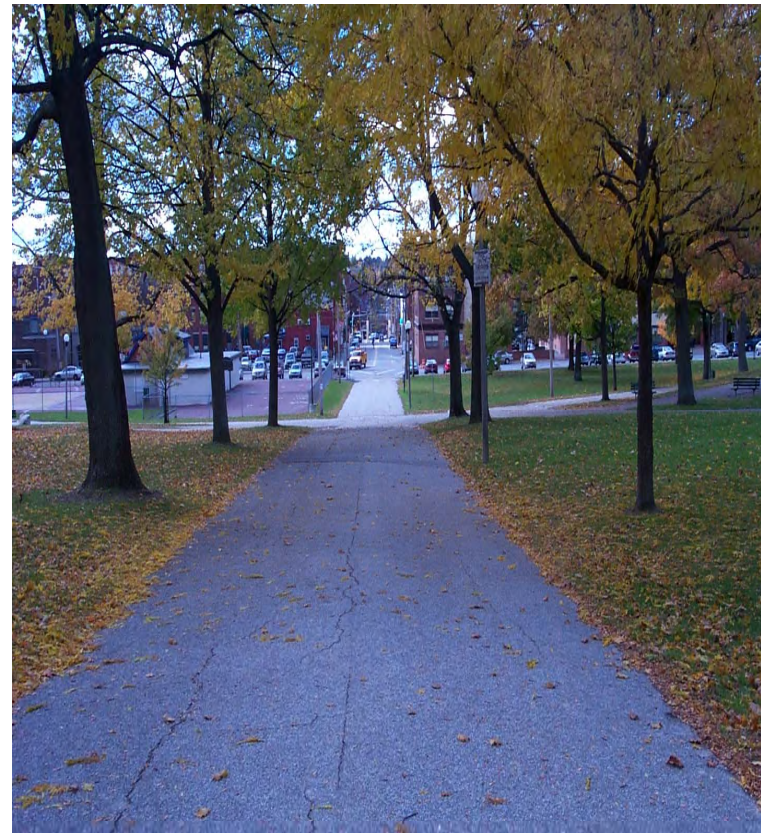
Findings

- Play Equipment (in poor condition)



Findings

- Beautiful Tree - Lined Paths/Open, Pastoral Spaces



Findings

- S. E. Quadrant – Heavily Programmed w/ Active Recreation



Findings

- Universal (ADA) Accessibility Limited



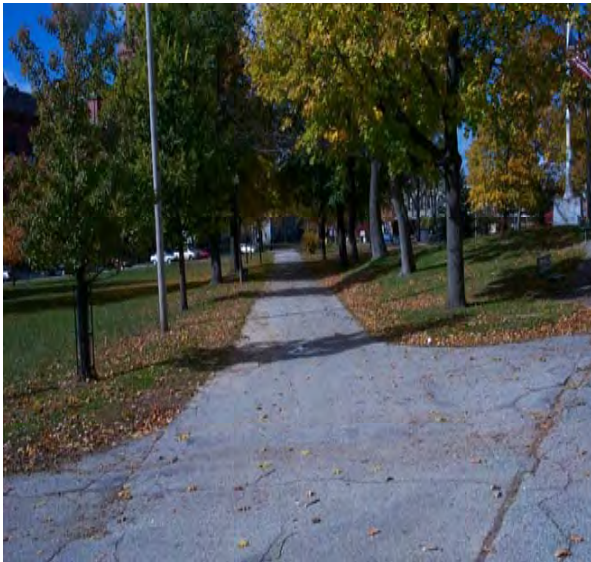
Findings

- Park Lacks Identity
(Survey indicated some residents never heard of Kennedy Park!)



Findings

- Views – Long, Framed Views Down Paths; Views of City from High Ground



Findings

- Lacks Physical, Visual, and Contextual Connections





- Central Pedestrian Promenade (East/West Axis) w/ Small Gathering Spaces, Benches, etc.
- Gazebo as Central Focal Feature to the Park (Social Gathering Area on Axis w/ Promenade)
- Outdoor Market/Activity Area Along Pine Street - Vendors, Seating, Flowering Tree Grove, etc.
- Large Lawn Area for Enjoying Concerts, Picnics, etc.
- Satellite Gathering Spaces at NW and SW Park Entrances
- Sculptural Gateways (with Landmark Qualities) Define Major Park Entrances





- Civil War Monument Repositioned as Focal Feature of this Area
- Signs/Information/Identification Markers in Key Locations
- Benches Along Pedestrian Pathways
- Service Entrance Maintained at South/Central Pathway
- Improvements to Bates Street Entrance – Belvedere/Sign/Stairs/Flagpole
- Seating Niches and Overlooks Along Upper Side of Park





- Skate Park Relocated to Active Recreation Area (Capitalizes on Wall for Overlook)
- Park Street Becomes One Lane – One Way – w/Diagonal Parking/Promenade Around Park
- Crosswalks, Trees, and Special Pavement Establish Connection to City Hall
- Specialty Paving Extends to Pine/Park Street Intersection
- Site Improvements (Uniform Style for Benches, Bollards, Trash Receptacles, Kiosks, etc)
- Cross Axis Through Park Provides Views of Civil War Memorial





- Crosswalks of Permanent Materials Identify Pedestrian Zones in Key Locations
- Construct New Overlook at Skate Park
- Drinking Fountains in Proximity to Active Recreation/Activity Areas
- Upgrades to Site Lighting Throughout Park





- Construct Community Building/Bath House (in New Location)
- Relocate Wading Pool and Splash Pad
- Reconstruct Play Area with New Play Equipment
- Relocate Basket Ball Courts
- Seasonal Ice Rink (at Basketball Court Location)
- Community Gathering Space at SE Park Entrance



Skate Park

- SLAM Support of Skate Park Relocation
- Begin Pre-Skate Park Construction
- Coordinate Park Improvement Construction Drawings w/
Relocated Skate Park
(Earthwork/Utilities/Drainage/Site Preparation)

Construction Sequence/Phasing



Investing in the Future of Kennedy Park

PRELIMINARY Cost Estimate for Construction (In-Place Composite Costs)

1/31/2006

Category	Item	Material	Streetsca	Subtotal
SKATE PARK IMPROVEMENTS*				
	<i>Site Preparation/Amenities/Landscaping</i>			\$69,500.00
	* SLAM Skate Park Costs Not Included			
		<i>Total</i>		\$69,500.00
BATH HOUSE / POOL AREA / PLAY AREA / BASKETBALL COURTS				
	<i>Site Preparation</i>			\$53,000
	<i>Hardscape</i>			\$101,200.00
	<i>Bath House</i>			\$551,100.00
	<i>Play Area</i>			\$85,125.00
	<i>Wading Pool</i>			\$40,000.00
	<i>Splash Pad</i>			\$51,500.00
	<i>Basketball Courts</i>			\$57,450.00
	<i>Ice Rink (Seasonal)</i>			\$13,500.00
	<i>Amenities</i>			\$46,260.00
	<i>Site Utilities</i>			\$33,400.00
	<i>Planting</i>			\$42,500.00
		<i>Total</i>		\$1,075,035.00
S.E. ENTRY PLAZA IMPROVEMENTS				
	<i>Site Preparation</i>			\$2,500
	<i>Hardscape</i>			\$79,570.00
	<i>Amenities</i>			\$23,650.00
	<i>Site Utilities</i>			\$19,400.00
	<i>Planting</i>			\$13,400.00
		<i>Total</i>		\$138,520.00
		TOTAL PHASE I		\$1,283,055.00

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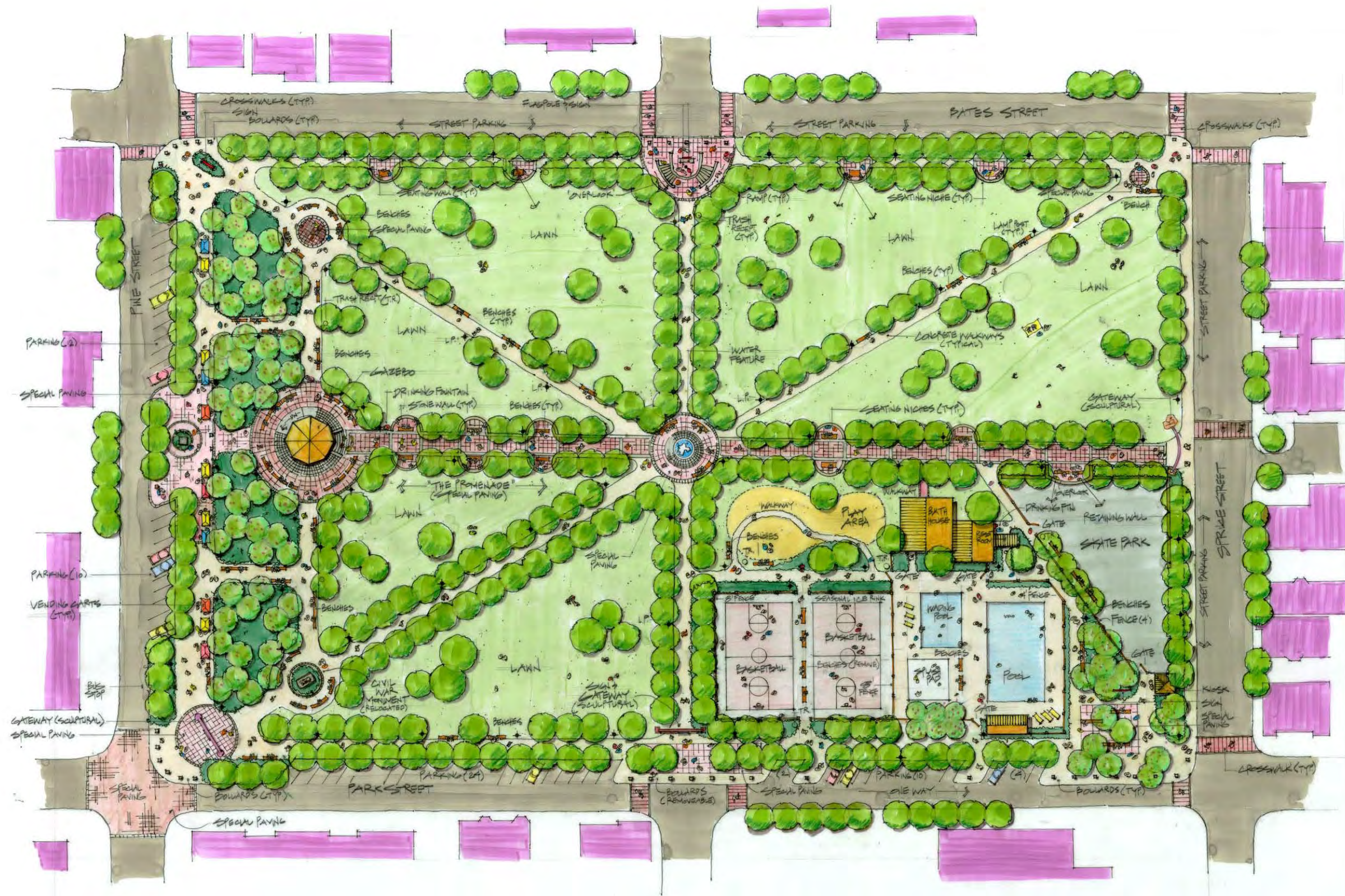


Investing in the Future of Kennedy Park

PROMENADE / CENTRAL GATHERING SPACE			
Site Preparation			\$6,000
Hardscape			\$313,000.00
Amenities			\$46,900.00
Planting			\$36,375.00
Total			\$402,275.00
GAZEBO / PUBLIC PLAZA / SATELLITE SPACES			
Site Preparation			\$11,000
Hardscape			\$348,710.00
Amenities			\$42,700.00
Site Utilities			\$21,600.00
Planting			\$73,000.00
Total			\$497,010.00
PINE STREET (Streetscape Improvements)			
Site Preparation			\$8,000
Hardscape	\$3,500.00		\$23,965
Amenities	\$2,000.00		\$51,200
Planting	\$18,000.00		\$3,500
Total	\$23,500.00		\$86,665.00
TOTAL PHASE II			\$985,550.00
BATES ST. IMPROVEMENTS			
Site Preparation			\$2,500
Hardscape	\$3,500.00		\$102,650.00
Amenities	\$1,000.00		\$46,600.00
Site Utilities	\$20,000.00		\$9,200.00
Planting	\$5,000.00		\$6,100.00
Total	\$29,500.00		\$167,050.00
PARK STREET (Streetscape Improvements)			
Site Preparation	\$21,000		
Hardscape	\$188,080.00		
Amenities	\$33,700.00		
Site Utilities	\$30,400.00		
Planting	\$26,100.00		
Total	\$299,280.00		
NORTH LAWN			

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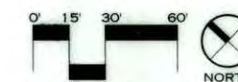




KENNEDY PARK LEWISTON, MAINE

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SCALE: 1" = 30'
JANUARY, 2006

KENNEDY PARK-Master Plan Improvements							
Lewiston, Maine							
PRELIMINARY Cost Estimate for Construction (In-Place Composite Costs)							
1/6/2006							
NOTE:							
This estimate is for the improvement recommendations identified on the Preliminary Master Plan dated 12-2005 for the Kennedy Park, Lewiston Maine.							
Because of the planning nature of this document, the cost estimate inherently makes assumptions about the specific nature of existing conditions, and the type, quantity,							
and quality of materials. Typically, a 15% contingency is added for this purpose, however, in this estimate a contingency has NOT been included. It does not include professional fees for design and engineering,							
permitting costs, or in-house, or in-kind services or materials. This estimate is only intended to identify the general magnitude of costs associated with the elements of the plan.							
All costs should be verified as specific construction documents are developed for each recommended improvement.							
Category	Item	Material	Quantity	Unit	Unit Cost	Subtotal	Notes
PINE ST. IMPROVEMENTS							
Site Preparation							
	Demolition/ Site Preparation		1	allowance	\$5,000.00	\$5,000.00	
	Earthwork		1	allowance	\$3,000.00	\$3,000.00	
	Subtotal					\$8,000.00	
Hardscape							
	Paving						
	Concrete Sidewalks	Pedestrian Walkways	9500	s.f.	\$6.50	\$61,750.00	
	Special Paving	Concrete Unit Paver on Asphalt Base	9400	s.f.	\$18.50	\$173,900.00	
	Crosswalks	Pavers TBD	1	allowance	\$3,500.00	\$3,500.00	
	Granite Cobble	Jumbo Grey	200	l.f.	\$20.00	\$4,000.00	
	Subtotal					\$243,150.00	
Amenities							
	Bench	6' Length	8	ea.	\$1,250.00	\$10,000.00	
	Bollards	Stone (42" hgt.)	12	ea.	\$750.00	\$9,000.00	
	Gateway	Sculptural (TBD)	1	allowance	\$30,000.00	\$30,000.00	
	Trash Receptacle	City Standard	4	ea.	\$550.00	\$2,200.00	
	Signs (Parking, Traffic, etc)		4	ea.	\$500.00	\$2,000.00	
	Subtotal					\$53,200.00	
Planting							
	Street Trees	3" cal.	24	ea	\$750.00	\$18,000.00	
	Shrubs	24-30"	50	ea	\$70.00	\$3,500.00	
	Subtotal					\$21,500.00	
				Total		\$347,350.00	

BATES ST. IMPROVEMENTS							
<i>Site Preparation</i>							
	Demolition/ Site Preparation		1	allowance	\$1,500.00	\$1,500.00	
	Earthwork		1	allowance	\$1,000.00	\$1,000.00	
	Subtotal					\$2,500.00	
<i>Hardscape</i>							
	Paving						
	Concrete Sidewalks	Pedestrian Walkways	4020	s.f.	\$6.50	\$26,130.00	
	Special Paving	Concrete Unit Paver on Asphalt Base	1800	s.f.	\$18.50	\$33,300.00	
	Crosswalks	Pavers TBD	4	allowance	\$3,500.00	\$14,000.00	
	Granite Cobble	Jumbo Grey	250	l.f.	\$20.00	\$5,000.00	
	Steps						
	Granite Treads/Landings	5' length; Split/On Compact Agg. Base	32	each	\$200.00	\$6,400.00	
	Concrete Foundation	Cast-in-place concrete	2	allowance	\$3,500.00	\$7,000.00	
	Cheek wall (2)	Granite on Concrete	2	allowance	\$5,000.00	\$10,000.00	
	Handrails (2 sides)	Ornamental Bronze	72	l.f.	\$60.00	\$4,320.00	
	Subtotal					\$106,150.00	
<i>Amenities</i>							
	Stone Seating Wall at Niche	Stone (20" hgt.)	4	ea.	\$5,200.00	\$20,800.00	
	Bollards	Stone (42" hgt.)	4	ea.	\$750.00	\$3,000.00	
	Entrance sign		2	allowance	\$5,000.00	\$10,000.00	
	Flagpole		1	allowance	\$9,500.00	\$9,500.00	
	Trash Receptacle	City Standard	6	ea.	\$550.00	\$3,300.00	
	Signs (Parking, Traffic, etc)		2	ea.	\$500.00	\$1,000.00	
	Subtotal					\$47,600.00	
<i>Site Utilities</i>							
	Site lighting: Street lights	Historic Pole Light (w/ bases)	8	ea.	\$3,200.00	\$25,600.00	
	Site lighting: Uplight	At entrance sign	3	ea.	\$600.00	\$1,800.00	
	Site lighting: trenching, conduit/wiring		200	l.f.	\$9.00	\$1,800.00	
	Subtotal					\$29,200.00	
<i>Planting</i>							
	Street Trees	3" cal.	12	ea.	\$750.00	\$9,000.00	
	Groundcover/Perennials		20	ea.	\$15.00	\$300.00	
	Shrubs	24-30"	15	ea.	\$70.00	\$1,050.00	
	Lawn	Seed	1000	s.f.	\$0.75	\$750.00	
	Subtotal					\$11,100.00	
				Total		\$207,650.00	

GAZEBO / PUBLIC PLAZA / SATELLITE SPACES							
<i>Site Preparation</i>							
	Demolition / Site Preparation		1 allowance	\$3,500.00	\$3,500.00		
	Remove Existing Gazebo		1 allowance	\$2,500.00	\$2,500.00		
	Earthwork/Grading		1 allowance	\$2,000.00	\$2,000.00		
	Underground Utilities		1 allowance	\$3,000.00	\$3,000.00		
	Subtotal				\$11,000.00		
<i>Hardscape</i>							
	Paving						
	Concrete Sidewalks	Pedestrian Walkways	6500 s.f.	\$6.50	\$42,250.00		
	Special Paving	Concrete Unit Paver on Asphalt Base	7800 s.f.	\$18.50	\$144,300.00		
	Granite Cobble	Jumbo Grey	1300 s.f.	\$12.00	\$15,600.00		
	Curbing						
	Curbing	granite: straight	750 l.f.	\$20.00	\$15,000.00		
	Curbing	granite: radius	800 l.f.	\$35.00	\$28,000.00		
	Steps/Ramp						
	Install New Gazebo	Style TBD	1 allowance	\$75,000.00	\$75,000.00		
	Granite Treads/Landings	5' length; Split/On Compact Agg. Base	16 each	\$200.00	\$3,200.00		
	Concrete Foundation	Cast-in-place concrete	2 allowance	\$3,500.00	\$7,000.00	w/ Universal Access Ramp	
	Stone Cheek wall (2)	Granite on Concrete	2 allowance	\$8,500.00	\$17,000.00		
	Handrails (2 sides)	Ornamental Bronze	16 l.f.	\$85.00	\$1,360.00		
	Subtotal				\$348,710.00		
<i>Amenities</i>							
	Bench	6' Length	30 ea.	\$1,250.00	\$37,500.00		
	Bollards	Stone (42" hgt.)	4 ea.	\$750.00	\$3,000.00		
	Trash Receptacle	City Standard	4 ea.	\$550.00	\$2,200.00		
	Subtotal				\$42,700.00		
<i>Site Utilities</i>							
	Site lighting: Street lights	Historic Pole Light (w/ bases)	6 ea.	\$3,200.00	\$19,200.00		
	Site lighting: Uplights	At entrance sign	1 ea.	\$600.00	\$600.00		
	Site lighting: trenching, conduit/wiring		200 l.f.	\$9.00	\$1,800.00		
	Subtotal				\$21,600.00		
<i>Planting</i>							
	Street Trees	3" cal.	12 ea.	\$750.00	\$9,000.00		
	Ornamental Trees	2-2.5" cal.	52 ea.	\$500.00	\$26,000.00		
	Groundcover/Perennials		200 ea.	\$15.00	\$3,000.00		
	Shrubs	24-30"	500 ea.	\$70.00	\$35,000.00		
	Subtotal				\$73,000.00		
				Total	\$570,010.00		

BATH HOUSE / POOL AREA / PLAY AREA / BASKETBALL COURTS							
<i>Site Preparation</i>							
	Demolition/ Site Preparation		1 allowance	\$35,000.00	\$35,000.00		
	Earthwork		1 allowance	\$18,000.00	\$18,000.00		
	Subtotal				\$53,000.00		
<i>Hardscape</i>							
	Paving						
	Concrete Sidewalks	Pedestrian Walkways	6200 s.f.	\$6.50	\$40,300.00		
	Concrete Decking (Poolside)	6" Depth-Reinforced on Agg. Base	5800 s.f.	\$10.50	\$60,900.00		
	Subtotal				\$101,200.00		
<i>Bath House</i>							
	New Bath House Construction	(3000 s.f. @ \$180 s.f.)	1 allowance	\$540,000.00	\$540,000.00		
	Special Paving	Concrete Unit Paver on Asphalt Base	600 s.f.	\$18.50	\$11,100.00		
	Subtotal				\$551,100.00		
<i>Play Area</i>							
	Play Elements/Safety Surface	Based on 5500 SF; Elements TBD	1 allowance	\$78,000.00	\$78,000.00	w/ Universal Access Platforms	
	Earthwork		1 allowance	\$4,500.00	\$4,500.00		
	Lawn (at Perimeter)	Seed	3500 s.f.	\$0.75	\$2,625.00		
	Subtotal				\$85,125.00		
<i>Wading Pool</i>							
	Excavation/Earthwork/Utilities		1 allowance	\$15,000.00	\$15,000.00		
	Pool/Mechanicals	1000 SF-Municipal Class, Gunnite Shell	1 allowance	\$25,000.00	\$25,000.00		
	Subtotal				\$40,000.00		
<i>Splash Pad</i>							
	Excavation/Earthwork	Based on 900 SF Footprint	1 allowance	\$5,000.00	\$5,000.00		
	Splash Pad Equipment	Components, Controller, Deck Drain	1 allowance	\$42,000.00	\$42,000.00		
	Splash Pad Mechanicals	Conduit, Wiring, etc	1 allowance	\$4,500.00	\$4,500.00		
	Subtotal				\$51,500.00		

Basketball Courts						
	Equipment, Poles, etc		4 each	\$2,550.00	\$10,200.00	
	Asphalt Surfacing	Painted, Sealed, & Lined Surface	13500 s.f.	\$3.50	\$47,250.00	
Subtotal					\$57,450.00	
Ice Rink (Seasonal)						
	Moisture Barrier at Perimeter	Seasonal Flood & Freezing of Surface	1 allowance	\$10,500.00	\$10,500.00	
		Vapor Barrier	1 allowance	\$3,000.00	\$3,000.00	
Subtotal					\$13,500.00	
Amenities						
	Bench	6' Length	14 ea.	\$1,250.00	\$17,500.00	
	Bollards	Stone (42" hgt.)	4 ea.	\$750.00	\$3,000.00	
	Entrance sign		1 allowance	\$3,500.00	\$3,500.00	
	Trash Receptacle	City Standard	6 ea.	\$550.00	\$3,300.00	
	Signs (Parking, Traffic, etc)		2 ea.	\$500.00	\$1,000.00	
	Fence/Gates	4' Hgt.	360 l.f.	\$18.00	\$6,480.00	
	Fence	8' Hgt.	410 l.f.	\$28.00	\$11,480.00	
Subtotal					\$46,260.00	
Site Utilities						
	Site lighting: Street lights	Historic Pole Light (w/ bases)	8 ea.	\$3,200.00	\$25,600.00	
	Site lighting: Uplight		4 ea.	\$600.00	\$2,400.00	
	Site lighting: trenching, conduit/wiring		600 l.f.	\$9.00	\$5,400.00	
Subtotal					\$33,400.00	
Planting						
	Shade Trees	3" cal.	28 ea	\$750.00	\$21,000.00	
	Ornamental Trees	2-2.5" cal.	6 ea	\$500.00	\$3,000.00	
	Groundcover/Perennials		300 ea	\$15.00	\$4,500.00	
	Shrubs	24-30"	200 ea	\$70.00	\$14,000.00	
Subtotal					\$42,500.00	
			Total		\$1,117,535.00	

SKATE PARK IMPROVEMENTS*							
<i>Site Preparation</i>							
	Demo Existing Wall, Basketball Court, Fence, etc		1 allowance	\$7,500.00	\$7,500.00		
	Earthwork, Drainage, Site Preparation		1 allowance	\$4,500.00	\$4,500.00		
	Construct Retaining Wall	Average 8' hgt.	150 l.f.	\$250.00	\$37,500.00		
	Bench	6' Length	4 ea.	\$1,250.00	\$5,000.00		
	Kiosk	On Concrete Slab	1 allowance	\$5,000.00	\$5,000.00		
	Site lighting/trenching/conduit/wiring		1 allowance	\$4,000.00	\$4,000.00		
	Street Trees	3" cal.	8 ea	\$750.00	\$6,000.00		
Subtotal					\$69,500.00		
			Total		\$69,500.00		
S.E. ENTRY PLAZA IMPROVEMENTS							
<i>Site Preparation</i>							
	Demolition/ Site Preparation		1 allowance	\$1,500.00	\$1,500.00		
	Earthwork		1 allowance	\$1,000.00	\$1,000.00		
Subtotal					\$2,500.00		
<i>Hardscape</i>							
Paving							
	Concrete Sidewalks	Pedestrian Walkways	7800 s.f.	\$6.50	\$50,700.00		
	Special Paving	Concrete Unit Paver on Asphalt Base	1500 s.f.	\$18.50	\$27,750.00		
	Granite Cobble	Jumbo Grey	56 l.f.	\$20.00	\$1,120.00		
Subtotal					\$79,570.00		
<i>Amenities</i>							
	Bench	6' Length	10 ea.	\$1,250.00	\$12,500.00		
	Bollards	Stone (42" hgt.)	8 ea.	\$750.00	\$6,000.00		
	Entrance sign		1 allowance	\$3,500.00	\$3,500.00		
	Trash Receptacle	City Standard	3 ea.	\$550.00	\$1,650.00		
Subtotal					\$23,650.00		
<i>Site Utilities</i>							
	Site lighting: Street lights	Historic Pole Light (w/ bases)	4 ea.	\$3,200.00	\$12,800.00		
	Site lighting: Uplight	At entrance sign	8 ea.	\$600.00	\$4,800.00		
	Site lighting: trenching, conduit/wiring		200 l.f.	\$9.00	\$1,800.00		
Subtotal					\$19,400.00		
<i>Planting</i>							
	Street Trees	3" cal.	16 ea	\$750.00	\$12,000.00		
	Groundcover/Shrubs	12-15"	40 ea	\$35.00	\$1,400.00		
Subtotal					\$13,400.00		
			Total		\$151,920.00		

PROMENADE / CENTRAL GATHERING SPACE							
<i>Site Preparation</i>							
	Demolition / Site Preparation		1	allowance	\$500.00	\$500.00	
	Earthwork		1	allowance	\$2,000.00	\$5,500.00	
	Subtotal					\$6,000.00	
<i>Hardscape</i>							
	Paving						
	Special Paving	Concrete Unit Paver on Asphalt Base	14,200	s.f.	\$18.50	\$262,700.00	
	Steps						
	Water Feature	8 length; Split/Thermal on Foundation	1	each	\$35,000.00	\$35,000.00	
	Concrete Foundation	Cast-in-place concrete	3	allowance	\$3,500.00	\$10,500.00	
	Walls						
	Stone Edging	Granite	240	l.f.	\$20.00	\$4,800.00	
	Subtotal					\$313,000.00	
<i>Amenities</i>							
	Bollards	Stone	2	ea.	\$750.00	\$1,500.00	
	Bench	6' Length	12	ea.	\$1,250.00	\$15,000.00	
	Trash Receptacle	City Standard	8	ea.	\$550.00	\$4,400.00	
	Signs (Directional)		2	ea.	\$500.00	\$1,000.00	
	Gateway	Style TBD	1	ea.	\$25,000.00	\$25,000.00	
	Subtotal					\$46,900.00	
<i>Planting</i>							
	Shade Trees	2-2.5" cal.	46	ea.	\$750.00	\$34,500.00	
	Lawn	Seed	2500	s.f.	\$0.75	\$1,875.00	
	Subtotal					\$36,375.00	
				Total		\$402,275.00	

PARK ST. STREETScape IMPROVEMENTS							
<i>Site Preparation</i>							
	Demolition/ Site Preparation		1 allowance	\$8,500.00	\$8,500.00		
	Earthwork		1 allowance	\$12,500.00	\$12,500.00		
Subtotal					\$21,000.00		
<i>Hardscape</i>							
	Paving						
	Concrete Sidewalks	Pedestrian Walkways	11780 l.f.	\$6.50	\$76,570.00		
	Bituminous Asphalt (w/ 12" base)	1.5" Binder/1.5" Surface Course	8500 s.f.	\$4.50	\$38,250.00		
	Curbing						
	Curbing (Reset Existing)	granite: straight	570 l.f.	\$10.00	\$5,700.00		
	Curbing (Reset Existing)	granite: radius	120 l.f.	\$18.00	\$2,160.00		
	Special Paving @ Intersection	Pavers TBD	4200 l.f.	\$12.50	\$52,500.00		
	Crosswalks	Pavers TBD	3 allowance	\$3,500.00	\$10,500.00		
	Granite Cobble	Jumbo Grey	120 l.f.	\$20.00	\$2,400.00		
Subtotal					\$188,080.00		
<i>Amenities</i>							
	Bench	6' Length	4 ea.	\$1,250.00	\$5,000.00		
	Bollards	Stone (42" hgt.)	6 ea.	\$750.00	\$4,500.00		
	Gateway	Sculptural, TBD	1 allowance	\$20,000.00	\$20,000.00		
	Trash Receptacle	City Standard	4 ea.	\$550.00	\$2,200.00		
	Signs (Parking, Traffic, etc)		4 ea.	\$500.00	\$2,000.00		
Subtotal					\$33,700.00		
<i>Site Utilities</i>							
	Site lighting: Street lights	Historic Pole Light (w/ bases)	8 ea.	\$3,200.00	\$25,600.00		
	Site lighting: Uplight	At entrance sign	2 ea.	\$600.00	\$1,200.00		
	Site lighting: trenching, conduit/wiring		400 l.f.	\$9.00	\$3,600.00		
Subtotal					\$30,400.00		
<i>Planting</i>							
	Street Trees	3" cal.	32 ea	\$750.00	\$24,000.00		
	Groundcover/Shrubs	12-15"	60 ea	\$35.00	\$2,100.00		
Subtotal					\$26,100.00		
			<i>Total</i>		\$325,380.00		

NORTH LAWN							
<i>Site Preparation</i>							
	Demolition Exist. Walks / Site Preparation		3000	s.f.	\$1.25	\$3,750.00	
	Earthwork, Grading		1	allowance	\$3,000.00	\$3,000.00	
Subtotal						\$6,750.00	
<i>Amenities</i>							
	Bench	6' Length	6	ea.	\$1,250.00	\$7,500.00	
Subtotal						\$7,500.00	
<i>Planting</i>							
	Shade Trees	2-2.5" cal.	12	ea	\$750.00	\$9,000.00	
	Lawn	Seed	4000	s.f.	\$0.75	\$3,000.00	
Subtotal						\$12,000.00	
				<i>Total</i>		\$26,250.00	
				TOTAL		\$3,217,870.00	